



**Address:** [1325 E MAGNOLIA AVE](#)  
**City:** FORT WORTH  
**Georeference:** 23290-19-18  
**Subdivision:** LAKEVIEW ADDITION  
**Neighborhood Code:** 1H080B

**Latitude:** 32.7299768818  
**Longitude:** -97.3081893162  
**TAD Map:** 2054-384  
**MAPSCO:** TAR-077L



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** LAKEVIEW ADDITION Block 19  
Lot 18

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH ISD (905)

**State Code:** A

**Year Built:** 1928

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 01562223

**Site Name:** LAKEVIEW ADDITION-19-18

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,359

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,250

**Land Acres<sup>\*</sup>:** 0.1434

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

HERNANDEZ MARIA  
CERVANTES JUAN DAVID HERNANDEZ  
CERVANTES JACQUELINE HERNANDEZ

**Primary Owner Address:**

1444 W HAMMOND  
FORT WORTH, TX 76115

**Deed Date:** 12/7/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221339062](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HERNANDEZ DAVID;HERNANDEZ MARIA	11/9/2016	<a href="#">D216264353</a>		
MIAN RAZA	10/4/2016	<a href="#">D216249179</a>		
THOMPSON ARLENA W	11/14/1997	00130070000116	0013007	0000116
COWEN EUGENE L;COWEN MARY J	12/31/1900	00033580000232	0003358	0000232

## VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised <sup>+</sup>
2025	\$80,732	\$18,750	\$99,482	\$99,482
2024	\$80,732	\$18,750	\$99,482	\$99,482
2023	\$88,267	\$18,750	\$107,017	\$107,017
2022	\$70,147	\$5,000	\$75,147	\$75,147
2021	\$65,134	\$5,000	\$70,134	\$70,134
2020	\$72,917	\$5,000	\$77,917	\$77,917

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

## EXEMPTIONS / SPECIAL APPRAISAL

There are no exemptions for this property

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.